



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

Promoting the wise use of land
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MEETING DATE February 5, 2016 LOCAL EFFECTIVE DATE February 19, 2016 APPROX FINAL EFFECTIVE DATE March 11, 2016	CONTACT/PHONE Megan Martin mamartin@co.slo.ca.us (805)781-4163	APPLICANT Richard Crawford	FILE NO. DRC2015-00006
SUBJECT Request by RICHARD CRAWFORD for a Minor Use Permit/Coastal Development Permit (DRC2015-00006) to allow for the construction of a new 1,487 square-foot detached three car garage and a 71 square foot laundry room addition to the existing 1,154 square foot house. The project also includes installation of three (3) new 3,000 gallon water cisterns for rainwater catchment. The new garage will be 16'-5" above average natural grade. The project also includes a request to modify the fencing height and location standard to allow the construction of a new 6'-6" fence within the front setback. The project will result in the disturbance of approximately 3,234 square feet on a 10,500 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 2574 Camborne Place. The site is in the North Coast planning area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2015-00006 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption (ED15-159) was issued on December 16, 2015.			
LAND USE CATEGORY Residential Single Family	COMBINING DESIGNATION Coastal Zone, Terrestrial Habitat, Geologic Study Area	ASSESSOR PARCEL NUMBER 023-293-058	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: North Coast Area Plan- Combining Designations, Residential Single Family <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Section 23.01.043 – Appeals to the Coastal Commission Section 23.04.190 – Fencing and Screening Section 23.07.082- Geologic Study Area Section 23.07.120- Local Coastal Program Area Section 23.07.160(e) - Sensitive Resource Area (SRA)(TH) Section 23.07.166 - Minimum Site Design and Development Standards Section 23.07.176 - Terrestrial Habitat Protection <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
EXISTING USES: Single Family Residence			
SURROUNDING LAND USE CATEGORIES AND USES: North: Residential Single Family/Single Family Residences East: Residential Single Family/Single Family Residences South: Residential Single Family/Single Family Residences West: Residential Single Family/Single Family Residences			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Building Division, Cal Fire/County Fire, Cambria Community Services District (Water/Sewer/Fire), Coastal Commission, North Coast Advisory Council (Cambria).	
TOPOGRAPHY: Level to gently rolling	VEGETATION: Oaks, Pines
PROPOSED SERVICES: Water supply: Cambria Community Services District (CCSD) Sewage Disposal: Cambria Community Services District (CCSD) Fire Protection: Cambria Fire Department	ACCEPTANCE DATE: December 14, 2015
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242	

DISCUSSION

PROJECT HISTORY

The site is currently developed with a two story 1,154 square foot single-family residence on a 10,500 square foot parcel. The project is located at 2574 Camborne Place in the Lodge Hill Neighborhood in the community of Cambria.

PROJECT DESCRIPTION

The applicant is proposing to build a 71 square foot laundry room addition to the existing house. The project also includes a new 1,487 square foot three car garage and 2,079 square feet of permeable paving (driveway) leading to the garage from Camborne Place. The project includes a request to modify the fencing height standard to allow the construction of a new 6'-6" fence within the front setback. Additional fixtures will include a toilet, sink, and tub.

NORTH COAST PLANNING AREA STANDARDS

Combining Designation

Monterey Pine Forest Habitat Replacement of Vegetation. Any Monterey pine trees that are six inches or more in diameter 4.5 feet above ground removed shall be replaced at a 4:1 ratio. Any oak trees that are four inches or more in diameter 4.5 feet above ground removed shall be

replaced at a 6:1 ratio. All open areas of the site disturbed by project construction are to be seeded with native, drought and fire resistant species that are compatible with the habitat value of the surrounding forest.

Staff Response: The project site is within the Monterey Pine Forest Terrestrial Habitat (TH) Sensitive Resource Area (SRA). The proposed project includes a new 1,487 square foot three car garage with bathroom and a laundry room addition to the existing single family residence. The area of development avoids impact and removal of Monterey pines and will not impact or remove any other sensitive vegetation, or its habitat.

Community Wide

Cambria Community Services District Review. Prior to application acceptance, land use and building permit applications shall include a written verification of water and sewer service from the Cambria Community Services District. A water and sewer service condition compliance letter from the Cambria Community Services District shall be provided to the Department of Planning and Building prior to final building inspection.

Staff Response: The Cambria Community Services District (CCSD) issued confirmation of water and sewer availability for the remodel and existing service at the project site. As conditioned, the applicant will be required to provide to the Department of Planning and Building prior to final building inspection, a water and sewer service condition compliance letter from the CCSD.

Cambria Fire Department Review. All new development shall comply with applicable state and local Cambria fire codes. Prior to application acceptance, land use and building permit applications shall include a fire plan review from the Cambria Fire Department.

Staff Response: The project, as conditioned, must comply with the requirements of the Fire Safety Plan dated July 29, 2015 and attached to this report.

Exterior Lighting. Use only the minimum amount necessary to achieve essential illumination.

Staff Response: The proposed project as conditioned will be required to comply with this standard.

Residential Single Family

Height. The maximum height is 28 feet above average natural grade.

Staff Response: The proposed laundry room addition and new 1,487 square foot garage will not exceed 28 feet above average natural grade. The new garage will be approximately 16'-5" above average natural grade and the laundry room will be approximately 12'-6" above average natural grade.

Building Size. Development in the Single Family Residential category in areas subdivided into 25-foot lots (such as Lodge Hill, Happy Hill, Park Hill and Pine Knolls) shall comply with the footprint and gross structural area requirements shown on Table 7-1.

Staff Response: The allowed footprint for a building on a lot of 10,500 square feet site is 3,400 square feet. The allowed gross structural area is 5,200 square feet. The new 1,487 square foot garage and 71 square foot laundry room addition will increase the footprint of the site to 2,287 square feet and increase the GSA to 3,042 square feet. The proposed project meets the building size limitations established by the North Coast Area Plan.

Setbacks. For all lots less than one acre in size, front and rear setbacks must total 25 feet, with a minimum of 10 feet in the front and 10 feet in the rear.

Staff Response: The proposed garage will be located approximately 16 feet from the front property line and 16 feet from the rear. The laundry room addition will be located at the rear of the existing single family residence approximately 18 feet from the rear property line. The proposed project complies with the standards of the North Coast Area Plan.

Parking and Access Standards. Two off-street parking spaces are required for each single-family dwelling. At least once space shall be covered (garage or carport), and the other space may be located within the front setback.

Staff Response: The proposed project includes the development of a new 1,497 square foot three car garage. All parking will be accommodated on site. The proposed project complies with the parking requirements of the North Coast Area Plan.

Design Criteria. The North Coast Area Plan contains discretionary design criteria that are flexible in their meaning to allow for interpretation. The proposed project must meet the intent of the criteria related to impermeable surfaces, parking drives and garages, site design, massing, and materials.

Staff Response: The proposed project meets the intent of the design criteria discussed in the North Coast Area Plan. The overall design of the project incorporated permeable surfaces along the proposed driveway and walkways between the existing residence and proposed garage. The garage does not dominate the site. It is located north of the existing single family residence, is single story, and is designed to match the style of the existing single family residence. The garage doors do not face the street and the proposed fence will block a majority of the development from public view. The topography of the site is nearly level to gently sloping with an average grade of 7%. The garage is sited in a level area that will involve minimal site disturbance. A stormwater control plan was completed for the project to incorporate natural drainage patterns and retain water on-site. It was shown that the runoff created from the proposed addition and new garage would be retained on site. Overall, the design of the garage is consistent with the character of the existing house and scale of the surrounding neighborhood. The new garage will not result in the removal of any sensitive vegetation and will blend with the existing structures on site and the natural setting of the area.

COASTAL ZONE LAND USE ORDINANCE STANDARDS:

Section 23.01.043(c)(3)(i): Appeals to the Coastal Commission (Coastal Appealable Zone)

The project is appealable to the Coastal Commission because the subject parcel is located in an area designated as Terrestrial Habitat also known as a Sensitive Coastal Resource Area.

Section 23.04.190: Fencing and Screening

Standards for fencing and screening established by this section are subject to material and height limitations based on the location of the fence. Any of the requirements of this section may be waived or modified through Minor Use Permit approval where it can be found that specifically identified characteristics of the site or site vicinity would make required fencing or screening unnecessary or ineffective.

Staff Response: The project includes a request to modify the fencing and screening requirements to allow a new 6'-6" fence to be built on the front property line. The fence is proposed at the property line to enclose private open space adjacent to the existing home on the property. The fence will not block visibility of the front entrance to the existing single family residence from the street and will not impair safe sight distances for vehicle traffic. The height of the fence will not exceed 6'-6" in height.

Chapter 7: Combining Designation Standards

Section 23.07.082- Geologic Study Area. The standards of this section do not apply to the proposed project because the project is not adjacent to a coastal bluff and includes a three car garage and laundry room addition to an existing single family residence, the value of which does not exceed 50% of the assessed value of the structures onsite.

Section 23.07.120 - Local Coastal Program Area. The project site is within the Local Coastal Program combining designation identified in San Luis Obispo County and within the California Coastal Zone as determined by the California Coastal Act of 1976. The provisions of this title apply to all unincorporated portions of the county located within the Coastal Zone, and do not apply to any areas outside of the LCP combining designation.

Section 23.07.160(e) - Sensitive Resource Area (SRA)(TH).

Any land use permit application within a SRA shall be approved only where the Review Authority can make the following required findings:

1. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the SRA designation, and will preserve and protect such features through the site design.

Staff Response: The basis for the SRA designation is the Monterey Pine Forest that exists across the community of Cambria. There exists today a single family residence on the property and the proposed project includes the addition of a 1,487 square foot three car garage and 71 square foot laundry room addition to the existing house. A new driveway will lead toward the garage from Camborne Place. The new garage, laundry room, and driveway will not result in the removal of any Monterey pines, sensitive vegetation or their habitat.

2. Natural features and topography have been considered in the design and siting of all proposed physical improvements.

Staff Response: The project considers the natural features and topography of the site through its design and siting because it will be sited in a level area of the subject site and will not include the removal of any trees and sensitive vegetation that are the basis for the SRA designation.

3. Any proposed clearing of topsoil, trees, or other features is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource.

Staff Response: The proposed project does not include the removal or impact of any trees and will not create significant adverse effects on the Monterey pine forest habitat.

4. The soil and subsoil conditions are suitable for any proposed excavation; site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff.

Staff Response: The soil and subsoil conditions are suitable for any proposed excavation. The project will involve minimal grading as the slope of the site is nearly level; there are no streams on the property or in the immediate vicinity and site preparation and drainage improvements have been designed to prevent erosion and retain storm water on site.

Section 23.07.166(e) - Minimum Site Design and Development Standards. Where an SRA is applied because of specified species of trees, plants or other vegetation, such species shall not be disturbed by construction activities or subsequent operation of the use, except where authorized by Development Plan approval.

Staff Response: The proposed project does not include the removal or impact to any trees, plants or other vegetation.

Section 23.07.176 - Terrestrial Habitat Protection. Vegetation that is rare or endangered, or that serves as habitat for rare or endangered species shall be protected. Development shall be sited to minimize disruption of habitat.

(1) Revegetation. Native plants shall be used where vegetation is removed

Staff Response: There will be no removal of vegetation that is rare or endangered. The proposed garage and laundry room addition have been sited to reduce the amount of site disturbance, minimize disruption of the habitat and tree removal.

COASTAL PLAN POLICIES:

Shoreline Access: N/A

Recreation and Visitor Serving: N/A

Energy and Industrial Development: N/A

Commercial Fishing, Recreational Boating and Port Facilities: N/A

Environmentally Sensitive Habitats: ☒ Policy No(s): 1, 29, 30, 35

Agriculture: N/A

Public Works: ☒ N/A Policy No(s): 1

Coastal Watersheds: ☒ N/A Policy No(s):

Visual and Scenic Resources: N/A

Hazards: ☒ N/A Policy No(s): 9

Archeology: N/A

Air Quality: N/A

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

COASTAL PLAN POLICY DISCUSSION:

Environmentally Sensitive Habitat Areas

Policy 1: New development within or adjacent to locations of environmentally sensitive habitats, within 100 feet unless sites further removed would significantly disrupt the habitat, shall not significantly disrupt the resource. Within an existing resource, only those uses dependent on such resources shall be allowed within the area.

Staff Response: The project site is currently developed with a single family residence and landscaping. The proposed project will not result in the removal of any environmentally sensitive habitats or trees. Development of the proposed garage and laundry room addition would not significantly disrupt habitat or its resources as the site is within an area already developed and on a generally level area that will require minimal grading. The project is consistent with this policy.

Terrestrial Environment

Policy 29: Development adjacent to environmentally sensitive habitat areas and holdings of the State Department of Parks and Recreation shall be sited and designed to prevent impacts that would significantly degrade such areas and shall be compatible with the continuance of such habitat areas.

Staff Response: The project site is within an area designated a sensitive resource because of the presence of Monterey pine trees. The proposed project will not result in the removal of any Monterey pines or their habitat. The project has been sited on the site to avoid removal and minimize the amount of grading necessary to prevent impacts that would significantly degrade areas considered compatible with the continuance of the pine tree habitat in the area. The project is consistent with this policy.

Policy 30: Native trees and plant cover shall be protected wherever possible. Native plants shall be used where vegetation is removed.

Staff Response: The proposed project was sited and designed to protect Monterey pine on site and will not result in the removal of any trees or native plants. The project is consistent with this policy.

Policy 35: Protection of Vegetation. Vegetation which is rare or endangered or serves as cover for endangered wildlife shall be protected against any significant disruption of habitat value. All development shall be designed to disturb the minimum amount possible of wildlife or plant habitat.

Staff Response: The project will not result in the removal of any rare or endangered vegetation that may serve as cover for endangered wildlife. The site is previously disturbed with an existing single family residence built on the property. The project has been designed to

minimize the disturbance to the greatest extent feasible by placing the proposed garage in a clear and generally level area of the project site. The project is consistent with this policy.

Public Works

Policy 1: Availability of Service Capacity. New development (including divisions of land) shall demonstrate that adequate public or private service capacities are available to serve the proposed development.

Staff Response: The Cambria Community Services District (CCSD) issued confirmation of water and sewer availability for the remodel and existing service at the project site. As conditioned, the applicant will be required to provide to the Department of Planning and building prior to final building inspection, a water and sewer service condition compliance letter from the CCSD. The project is consistent with this policy.

Hazards

Policy 9: High Fire Risk Areas. Fire hazard areas shall be defined as those having potential for catastrophic fire. The county shall designate and show on the Hazards maps those high risk fire areas as delineated by the State Division of Forestry. New residential development in high risk fire areas shall be required to be reviewed and conditioned by the Fire Warden to ensure that building materials, access, brush clearings and water storage capacity are adequate for fire flow and fire protection purposes.

Staff Response: The project as conditioned is required to comply with this policy. Development shall be consistent with a Fire Safety Plan issued by the Cambria Community Services District and Cal Fire at the time of application for building permits.

COMMUNITY ADVISORY GROUP COMMENTS:

The North Coast Advisory Council (NCAC), on August 19, 2015, voted to approve a recommendation for approval of the Minor Use Permit. The recommendations included reducing the overall project size to avoid removal of vegetation, reduce the number of bays (garage doors) to project size of the driveway and amount of paving, use permeable paving to encourage infiltration of water on site, relocate water tanks and change size, remove existing 6'-6" fence be removed from County right-of-way and replaced with similar fence on or within property line, mitigate for removal of two oaks and one Monterey pine.

Staff Response: The applicant considered the recommendations made by the NCAC and after discussions with planning staff made the determination to redesign the driveway to be permeable and avoid removal and impact to any oak trees or Monterey pines. The applicant also relocated the water tanks to meet rear setback standards and included as part of the application a request to modify the fencing standards to remove the existing 6'-6" fence from the County right-of-way and replace with similar fencing on the front property line.

AGENCY REVIEW:

Public Works – “No concerns. An encroachment permit will be required at the time of application for building permits. The project is within a Storm Water Management (MS4) Area and considered a regulated project and required to submit a Storm Water Control Plan Application and Coversheet. The proposed project is within a drainage review area and required to submit a Drainage Plan at the time of Building Permit submittal.” (Tim Tomlinson, July 17, 2015)

Staff Response: As conditioned, the applicant will be required to apply for an encroachment permit at the time of application for building permits. The applicant submitted a Stormwater Control Plan application which was reviewed and approved by Public Works. The applicant, as conditioned, is required to submit a Drainage Plan at the time of building permit submittal.

Building Division – “A building permit is required.” (Michael Stoker, July 16, 2015)

Cal Fire/County Fire – A Fire Safety Plan is required. The applicant shall comply with the requirements outlined in the Fire Safety Plan dated July 29, 2015 and attached to this report.

Staff Response: The project, as conditioned, is required to submit a Fire Safety Plan.

Cambria Community Services District – A confirmation of water and sewer availability was issued for the project on October 16, 2015. (Robert Gresens, October 16, 2015)

Coastal Commission – No comments received.

LEGAL LOT STATUS:

The one (1) parcel was legally created by recordation of a Notice of Voluntary Merger, M14-0032, Parcel 1, (Document #2014-038961) at a time when that was a legal method of creating parcels.

Staff report prepared by Nathan Tallman and reviewed by Megan Martin and Airlin Singewald.